



Development Guidelines

Version B -- 8/1/20



The gently rounded peaks of the Blue Ridge Mountains are renowned for their rare and unparalleled beauty. A lush canopy of trees echoes the rolling topography beneath, and shelters an exceptional variety of plant and wildlife.

1780 is a community created with a vision that blends homes into these natural landscapes, uniquely positioned to experience the wonders of this natural setting while fully principled to protect and maintain it. Here, residents, their dwellings and activities are in tune with the organic rhythms of this matchless setting. The majestic tree canopy always dominates. Shelters and structures evolve, meshing with the terrain of the ancient mountainsides. Subtlety prevails in the scale, extent and exposure of the human touch on the land. The “place” is preserved and sustained.

NESTLED INTO
THIS RICH LANDSCAPE
IS
1780 ON LAKE JAMES



These Guidelines have been developed by the Habitat Review Board (“HRB”) to implement the vision for 1780. That vision blends structures, the lake and the forest into a harmonious and aesthetically pleasing residential community. The Guidelines provide direction to lot owners and builders in the planning, design and construction of residences and related Improvements. The emphasis is on the quality of appropriate design, compatibility among all improvements, and protection of the land, waters, and viewshed. It is not the purpose of the Guidelines to restrict an owner from designing and building structures with creative individuality in appearance, layout, materials, and colors. We are a community of structures with a common heritage, not rubber-stamp suburbia. The HRB is open to and encourages creativity, as long as the final result is consistent with the spirit of the Guidelines and the vision. The authority of the HRB to approve or disapprove plans, for residences and related improvements is provided by the Declaration.

Design and construction that is done well, with results to be proud of, is accomplished with the level of thought, planning and care equal to the endeavor. It can be a time consuming undertaking requiring specific knowledge and abilities.



Thus, the HRB encourages lot owners to form a complete development team of qualified professionals; Architects, Interior Designers, Landscape Designers, Land Surveyors, and a Licensed & Bonded Contractor.



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ARCHITECTURAL DESIGN

This section contains the guidelines and standards for all work relating to building design.

1. Building Codes

Improvements must comply with these HRB Guidelines, but must also comply with all other regulatory agency building and occupancy codes. In particular, the County is the authority for building permits and inspections. Most of 1780 is located in Burke County, but some lots are in McDowell County. A few are in both. Each County has jurisdiction over the portion of your lot that is in their county. Where Burke County's rules are more restrictive than McDowell's, the Burke rules have been adopted in the Guidelines for uniformity throughout the community.

1.1. Construction Quality

All construction in 1780 will be done with quality materials and by professionals with the appropriate skills and knowledge for their part.

1.2. Sustainable Design

The HRB encourages sustainability measures in design and execution. Design considerations should include existing tree canopy, slope, prevailing wind patterns and climate data, building orientation and solar exposure, exterior finish selection and mechanical system design.

1.3. Architectural Objectives

Our Architectural Objectives are:

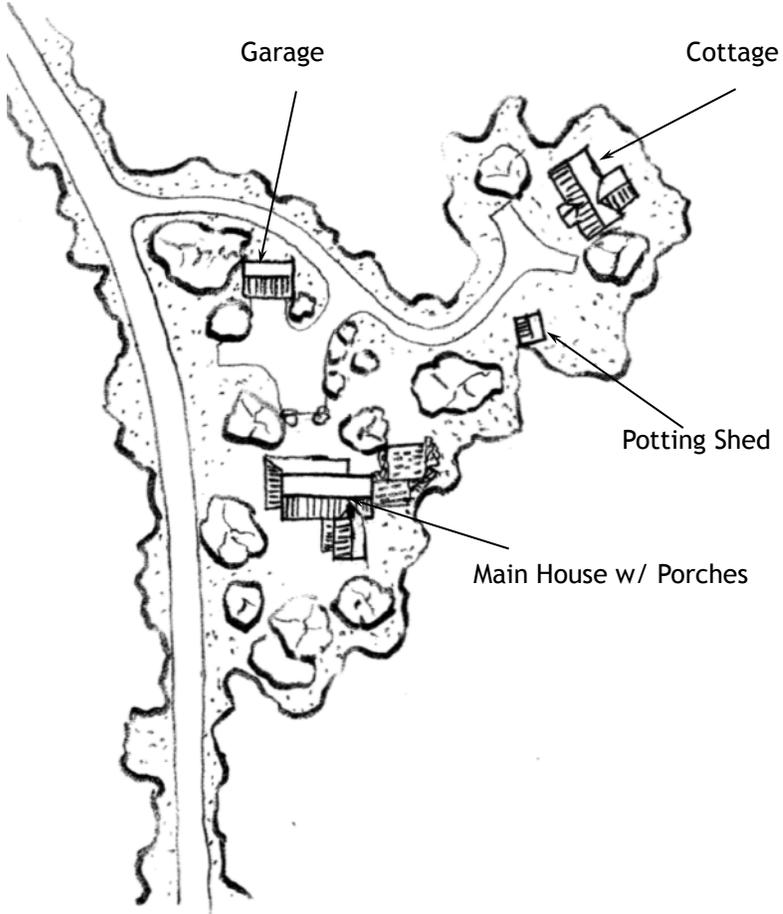
The Rural Retreat. To draw upon the historical model of the mountain settlement that evolved over many years into an informal collection of structures to meet life's needs as opposed to a singular, self-contained building mass.

Rustic Styles and Details. To be inspired by the rural design aesthetic and building practices of mountain craftsmen. Focus on interpretations of rustic traditions for informal, understated, yet elegant structures finished with natural materials and hand crafted details.

Melding With The Land. To create buildings that nestle into the landscape and become subordinate to nature through the tone and texture of natural materials.

1.4. The Settlement Concept

Site design should embrace the pattern of a "Settlement" common to the mountain environment. Lots are designated as Retreats, for a single dwelling, or as Settlements consisting of a collection of dwellings. Structures traditionally tend to be smaller in scale as a result of the rugged terrain, weather, and available labor and materials. Settlements include a primary dwelling, called the Main House, secondary Cottages and Cabins, and Ancillary Structures. Retreats include the Main House and perhaps related Ancillary Structures such as garages and sheds. Galleries, breezeways, trellises and informal paths connect the structures resulting in a series of aesthetic and functional outdoor spaces.



1.5. The Main House

This is the primary structure or gathering place. In mass and scale, it is usually the largest building. The Main House is the inspiration and architectural tone of the lot, displaying the highest level of ornamentation and detailing. Although the Main House may not be the first building built, the importance of its placement is critical in the overall planning to ensure that the appropriate interplay between the site and structures on the lot is established.



1.6. Cottages and Cabins



These accessory dwellings are specialized places for functions and activities beyond the Main House. Cottages are smaller dwellings designed to be fully contained living spaces. Cabins typically provide sleeping, bath, and perhaps a recreational extension to

the Main House. Cottages and Cabins are subordinate to the Main House in mass and scale while maintaining a similar or compatible architectural character. These structures offer opportunities for more rustic and whimsical designs.





1.7. Ancillary Structures

Ancillary Structures are smaller utilitarian buildings that include garages, gazebos, arbors, pavilions, potting sheds, tree houses, playhouses and storage sheds.



Ancillary Structures are subordinate to the Main House or Cottage in mass and scale while maintaining compatible architectural character. These structures offer opportunities for most rustic and whimsical designs.

1.8. Building Forms and Massing

Structures in 1780 must blend into their environment. This is achieved by tuning building forms and masses to the land.

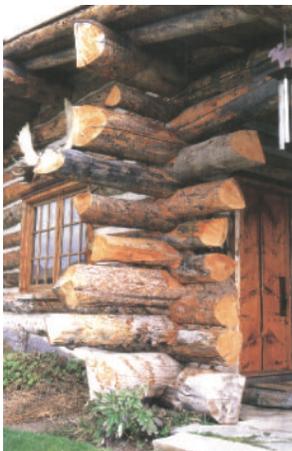
Forms should be predominately square or rectilinear with steeply pitched roofs. Curved forms should be used sparingly as an accent element such as a corner porch, or to mesh a structure into the site.

Massing should convey a rambling quality that connects the buildings to the site, and to each other. Primary elements (living areas, kitchens, bedrooms, dining areas) should be articulated either as individual roofed spaces connected by galleries or breezeways, or as low-profile structures assembled as if added to over time.

1.9. Elements of the Architecture

An element of architecture is often defined by the material, and always described by the textures and colors. Using these elements as inspiration in your designs will set the rustic and quality tone of your buildings:

- Rough sawn or hand hewn timbers and recycled logs for exposed structure.
- Slate, metal or wood shingle roof.
- Stone and slate patio and terrace.
- Stone or rough-textured stucco foundations, support piers and chimneys.
- Wide roof overhangs, often supported by knee braces, brackets, and extensions of exposed heavy timber rafters with open or sloped soffits.
- Large covered porches or verandas.
- Large columns, supports, and brackets; natural, hand hewn, 'found', rough cut with saw markings, or carved in a rustic manner, but not sculpted or milled in a refined manner or built up from dimensional lumber.



- Steep main roofs that incorporate traditional dormer or shed roof elements. Steeper roof slopes are generally preferred.
 - Primary roofs are a gable or double pitch type, and are to use a minimum 8:12 pitch.
 - Porches with a gable roof are to use a minimum 6:12 pitch.
 - Shed roofs, on the primary structure or as a standalone porch, may use a minimum 3:12 pitch.
- Notched log, wood shingle, bark, board-and-batten, or wood lapped siding.
- “Twig” and branch railings and ornamentation on a heavier timber framework.
- Gutters and downspouts, copper, camouflaged or concealed, to drain water from the roof and from foundations and paved surfaces to a natural drainage system such as crushed rock beds or grass-lined swales.



- Fiber-Cement board siding, synthetic slate roofing, and synthetic stack rock with a natural and rustic appearance, although not encouraged, may be accepted.



1.10. Building Colors and Finishes

The colors used at 1780 are harmonious with the environment. They are subdued, recessive and blend with the predominant colors of trees, foliage, and earth found in the surrounding environment. Accent colors are used judiciously to add warmth and visual interest just as nature enhances our views. Stains or paints will be used to protect wood from weathering, to give it a more refined texture or to achieve a darker hue. Finishes will be selected so that wood has a weathered texture similar to that of the surrounding environment. Stains and paints will generally be of a darker value than tree bark.

1.10.1. Roof Color

Roofs are medium to dark browns, dark greens, warm grays, dark reds, rusts and weathered copper. Small areas of muted reds, gold, copper or greens may be used to mimic seasonal leaf coloration, add interest and contrast. Roof materials will not reflect excessive light or have a shiny appearance.



Gray Slate



Cedar Shingle
Will darken and gray with age.



Standing Seam Copper (uncoated)
Will patina with age.



Rusted Tin Roof



Synthetic Slate



Synthetic Slate



LifePine Shingles



LifePine Shingles

These roof samples show a variety of roof materials, colors, and textures that are richer and more engaging than the standard architectural asphalt shingle.

1.10.2. Wall Color

Walls are subdued earth tones that blend with or subtly define the building against its surroundings; a range of browns, warm grays and other muted colors found in the surrounding environment. Generally, the darker the wall color, the better.

1.10.3. Trim Color

Trim and accent colors are rich, deep, warm hues (greens, blues, browns, reds, creams and/or blacks) that add definition and character without being overly noticeable through the native forest.

1.10.4. Window Color

Window and door colors are a subdued tone or a rich, deep, warm hue to provide an accent of interest without being a highly visible “punch” through the woods or across a meadow.

1.10.5. Foundation Color

Foundation colors are compatible and harmonious with the landscape and forest. Generally, native stone or highly textured troweled or pebbled stucco is used.

1.10.6. Finishes

Shiny or reflective finishes, imitation brick or stone roll siding, exposed concrete or concrete block, thin “sheet” stone veneer, and vinyl siding are not permitted. Vinyl-clad windows, and vinyl soffits and overhangs may be submitted to the HRB for approval on a specific building as part of a specific color and detail theme.

1.11. Textures

Solid materials with depth, texture and substance are preferred. Real six inch stone or greater, rough texture stucco, rough sawn timbers, recycled logs, wood shingles, bark and other indigenous materials are preferred as exterior sheathing. High quality manufactured stone, fiber-cement, composite siding products or other synthetic materials may be permitted. Brick is not allowed as a primary cladding material, but its use in limited quantities may be approved.

1.12. Entrances

The front door greets everyone who comes to the house formally, setting the tone and character. True wooden doors are used for the front entry and these entries are sheltered from the weather with a covering such as a recess, awning or porch. Garage doors are large and attract attention. Wooden garage doors are preferred for the detail and character that only wood can provide.

Secondary and utility doors, such as a side entrance or garage passage door, may be fully metal, vinyl or fiberglass finished to the building’s approved color selection.

1.13. Critical Viewshed Protection

Certain lots have been designated a "Critical Viewshed Lot", and are identified as such on their plat. On these lots the size of an individual building is limited to protect the existing character of the tree canopy where it is most visible from the lake.

1.14. Hully Gully

Hully Gully is a neighborhood within 1780 with smaller lots and houses giving the feeling of an older community.

1.15. Building Size

The overall size of each structure is limited to minimize its visual impact. There are three elements to this limit:

Potential Interior Living Area. This is the total of the floor areas of each story. Include all finished and habitable areas enclosed against the weather, whether they receive conditioned air or not. Thus, include sun rooms, summer rooms and walk out basements. For a "half story" or "three-quarter story" the floor area is calculated as any habitable floor space with more than 5 feet of headroom.

Maximum Footprint. This is the area of the structure, including contiguous impervious porches, decks and patios, projected downward to the ground (as if a shadow).

Maximum Height. This is the distance from the lowest point of the building touching grade to the highest roof peak, similar to what would be measured on a two dimensional drawing.

Building Size Restrictions

Viewshed Zone / Building Type	Maximum Stories <i>(in this table, basement refers to a walk-out basement)</i>	Maximum Potential Living Area <i>(per structure)</i>	Maximum Footprint Area <i>(per structure)</i>	Maximum Height <i>(per structure)</i>
Non-Critical Viewshed Lot				
Primary Dwelling {Main House}	1.75 w/o lower level	4,500 sf for single mass structure, 6,000 sf for a "rambling" structure	3,400 sf	46 ft
	2.75 w/ lower level			
Accessory Dwelling {Cottages & Cabins of a <i>Settlement Lot</i> }	1.5 w/o lower level	3,000 sf	2,000 sf	42 ft
	2.5 w/ lower level			
Critical Viewshed Lot				
Primary Dwelling {Main House}	1.75 w/o lower level	3,500 sf	2,200 sf	42 ft
	2.5 w/ lower level			
Accessory Dwelling {Cottages & Cabins of a <i>Settlement Lot</i> }	1.5 w/o lower level	2,800 sf	1,800 sf	36 ft
	2.5 w/ lower level			
Ancillary Structures {For both of the above lot types}	1.5 w/o lower level 2.5 w/ lower level	0 sf on first floor	900 sf	29 ft
Special rules for Hully Gully Lots				
Primary Dwelling {Main House}	1.5 w/o lower level	2,800 sf	1,800 sf	36 ft
	2.5 w/ lower level			
Ancillary Structures	1.5 no lower level	0 sf	264 sf	21 ft

SITE DESIGN

This section contains guidelines for the placement of improvements within a site, and design considerations for improvements other than dwellings.

2.1. Site Objectives

The primary objectives and controlling concerns for site design at 1780 are that:

The Appalachian forest dominates. This means that buildings and outdoor improvements are subordinate to the overall natural landscape. The forest is preserved as much as possible, and replaced when necessary with generous vegetative screens to obscure views of buildings and other structures from the Lake, roads and adjacent properties.

The Lake is preserved. In its natural state the land bordering the lake protects it by filtering stormwater runoff, preventing erosion and absorbing excess nutrients. To maintain these vital benefits there are special rules governing development activity near the shoreline, as explained below.

Materials are natural. Use natural materials and handcraft techniques originating from a more rustic time when homes were built by hand with materials that were readily available. Such workmanship should be apparent in paving, planters, walls, fences, and other exterior site detailing.

2.2. Building Setbacks

Minimum building setbacks have been established for 1780 and are recorded on the plat for each lot. The setbacks listed here are for general guidance only.

- (a) Waterfront Setback: 125' measured landward from the water side property line.
- (b) Side Setback: 15' measured from the property line of the lot
- (c) Rear Setback: 30' measured from the rear property line of a non-waterfront lot.
- (d) Street Setback: 30' measured from the street Right-of-Way

Many lots in 1780 have additional setback requirements expressed as a Required Building Envelope ("RBE"). The RBE is recorded on the plat and is specific to that lot

2.3. Maximum Impervious Surface Area

Impervious surfaces such as concrete and asphalt increase surface water run-off and can lead to the degradation of water quality in the lake. To control the negative impact, the maximum amount of impervious surface is limited to an area that provides proper balance between the owner's reasonable use of the lot and the environmentally conscious goals of 1780, but never more than 10% of the total lot area.

2.4. Unbuildable Slopes

Construction on excessively steep slopes increases erosion hazards and in many cases creates unsightly cuts into the landscape. To limit such impacts, slopes of 25% or more are deemed unsuitable for construction and must remain undisturbed.

2.5. Building Placement

All buildings should be positioned in response to the characteristics of the lot. This may mean fitting buildings among existing trees, orienting them towards views, or situating them to promote the effective and energy-efficient use of shade, shadow, breezes and daylight.

2.6. Driveways and Arrival Areas

The design of driveways and arrival areas will minimize their visibility and site disturbance and blend into the landscape through careful routing through the forest.

- (a) Driveways will use existing cleared and disturbed areas when possible, such as existing forest roads. A favorable route design is parallel to existing site contours to minimize grading and the inadvertent creation of “dry creeks”.
- (b) Entry gates and monuments at driveway entries may be used, provided they are screened from view of the adjoining road and are set back from the adjoining road a minimum of 50 feet to allow vehicles to be fully off the main road while accessing the gate. Monuments may be a maximum of 6 feet in height.
- (c) Entry signage is permitted provided that its design is of a small scale, appropriate to the lot and the neighborhood, incorporated into the entry area landscaping, and installed on the lot side of the utility right-of-way.
- (d) Lighting of entries is permitted if the lighting is directed downward and the light source is shielded from the road and neighboring lots. Lighting must be kept to the minimum amount necessary for safety and security.
- (e) The 50 feet of driveway connecting to the street must be paved with a durable impervious material such as asphalt or concrete.

2.7. Walls, Fences and Gates

Walls and fences will extend the architecture of the home into the landscape to create “outdoor” rooms or screen service and storage areas. Gates will complement the design and scale of the fence or wall of which they are a part. Plantings are preferred over fences for screening and enclosure of outdoor spaces. Fencing is to be located within the RBE and should not be highly visible from adjoining properties, the lake or roads. Fencing along property lines or within the Protected Lake Buffer is not permitted. Walls and fences are limited to 4 foot height.

Wire fences for containing pets must be dark coated wire on posts that visually disappear into the landscape, and may extend beyond the RBE.



Retaining walls may be used when it is necessary to preserve unique site attributes, or where they are designed as “architectural extensions” of buildings. Retaining walls will be a maximum of 6 feet in height and utilize materials that complement the architecture. Additional retaining

height can be achieved by terracing several retaining walls with a minimum of 4 horizontal feet of planting area between them.

2.8. Paths

Pervious materials or structures are preferred, as these permit rain and irrigation water to be absorbed into the ground and reach the lake as naturally filtered water, rather than fast runoff that carries silt and impurities.

2.9. Exterior Lighting

Exterior lighting will preserve the night sky and the quality of darkness. It will use low intensity light sources providing light limited to what is required for safety and security. It will avoid light pollution by focusing light downward on specific areas and contain the light escaping outward or upward through the proper selection of fixtures, lamps, installation, and placement, and the design and construction of enclosures. Properly contained light will not escape to be visible through the forest from neighboring lots, roads, or the lake. Exterior lighting will not brightly light large areas in a way that is visible from neighboring lots, roads, or the lake.

2.10. Utilities & Mechanical System Screening

All utilities and mechanical systems (HVAC units, wells, utility meters etc.) must be screened from view from streets, the lake and neighboring lots. Propane and fuel tanks which serve a dwelling must be buried. Well caps should be protected from weather with an unobtrusive enclosure.

2.11. On Site Wastewater Management

The method of residential waste disposal at 1780 is individual on-site septic systems. Most lots will use a gravity method of sewage disposal to their drain field, while others may use an effluent pump system to lift the wastewater to the drain field for disposal. Each lot has designated areas for the primary and repair drain fields, which are of equal size. The Burke County Department of Environmental Health or McDowell County Department of Environmental Health issues permits and oversees installation of these wastewater treatment systems to standards set by the [North Carolina Division of Public Health, Environmental Health Section](#). Generally, the HRB defers to the State's design standards and the County's interpretation of them. However, we do strongly encourage lot owners to install a septic tank larger than the minimum mandated by the regulators, as it can improve the system's functioning and prolong its life at very little additional cost.

2.12. Drainage

Adding buildings and other impervious surfaces to a lot inevitably disrupts the natural drainage patterns that had evolved on the undisturbed land. The aim of drainage systems is to restore those natural patterns as much as possible, and to establish new and stable patterns where necessary. Drainage systems will be designed as landscape amenities with crushed rock beds, swales stabilized with native vegetation, and revegetated areas to naturally collect, absorb and filter runoff.

Increased water flow from the RBE is to be managed to the greatest extent possible with systems that retain water and encourage percolation.

Roof water is to be collected and drained away from foundations and paved surfaces into the lot's natural drainage systems with gutters and downspouts or other suitable collection method. Roof water will not be directed to adjacent properties.

Water that is collected into the drainage system and directed toward the Lake will be dispersed into a sheet flow and the momentum of the water disrupted before entering the Protected Lake Buffer.

The septic drain field can be severely compromised by inappropriate drainage. For this reason the HRB conducts an inspection during the first year after a home is completed to ensure that:

- a. The final grade of the drain field is a slight mound or slope to properly shed rainwater.
- b. The septic drain field is finished with a layer of pine needles, mulch, grass, or other shallow-rooted ground cover.
- c. All drainage and concentrated runoff (including HVAC drains) is directed away from, or around, the drain field.
- d. No permanent covering, such as driveways, walkways or decks, are on the drain field or within 5' from any system component.
- e. No utility lines are laid through the drain field or within 5' from any system component.
- f. No irrigation lines cross the drain field.

2.13. Protecting the Lake

The natural beauty, clean water, and recreational benefits of Lake James are what make 1780 so special. Accordingly, we go to great lengths to protect the lake. We are not alone in this endeavor: the [State](#) and the [County \(see Article XII\)](#) both have applicable land-use legislation with this same aim. The guidelines below are modeled on these rules, but go a step or two beyond to maintain our lake edge in a "near-natural" state. All 1780 lots that abut the lake are subject to these restrictions within their Protected Lake Buffer. This is the area within 100-feet from the water side property line along most of 1780's lake shoreline. Any proposed changes within the Protected Lake Buffer must be presented to the County and to the HRB. Proceeding with any work without proper approval may result in serious fines and penalties (\$500 to \$5,000 per occurrence). Generally, the HRB will require a recommendation from a qualified arborist in support of proposed vegetation removal for reasons other than safety.

Within the Protected Lake buffer:

- (a) All trees, shrubs and ground cover are considered protected vegetation.
- (b) All existing forest floor humus layers, leaf litter and soil shall remain undisturbed and intact except for the construction of foot paths and revegetation as permitted by this section.
- (c) No structures will be permitted or constructed
- (d) No septic systems will be permitted or constructed.
- (e) No turf grassed or lawn areas will be permitted or constructed.
- (f) Dead, diseased, fallen, poisonous, or unsafe trees, shrubs and ground cover may be removed.
- (g) Vines, shrubs, ground covers and small trees (2" diameter or less) may be selectively pruned in order to facilitate a better view or a more aesthetically pleasing landscape.

- (h) Selective pruning of lateral limbs of trees to enhance the view is permitted. Up to 10% of the trees may be trimmed for this purpose. A tree may not be trimmed or limbed up more than one half of its height.
- (i) Clearing, thinning, pruning and planting shall be accomplished with hand tools.
- (j) No grubbing or grinding of stumps.
- (k) Chemicals shall not be used to kill stumps or other vegetation.
- (l) No motor vehicles are permitted.

When trees are removed legally, as prescribed in this section, replacement trees and vegetation must be planted within 12 months from the time of removal.

In instances where trees and vegetation are removed and considered a violation of this section, the owner will have 30 days from receipt of violation notice to submit a replanting timetable and have temporary sediment and erosion control measures in place.

2.14. Lake Access

Paths in the Protected Lake Buffer are subject to these general restrictions:

- (a) The path is no wider than 4 feet.
- (b) All on-grade paths will follow the natural topographic contours.
- (c) Any handrails will be visually unobtrusive, incorporating only those components necessary for safety.
- (d) Path surfacing must be of a pervious material, such as mulch, or a raised and slatted boardwalk, stepping stones, catwalk, or bridge.

2.15. Handicap Lake Access

With the County's approval, an exception to the motor vehicle restriction within the Protected Lake Buffer may be made for lot owners who can do all of the following:

- (a) Prove a medical handicap status that limits the lot owner or a member of their immediate family's ability to reach the lake front by walking.
- (b) Show a plan that demonstrates how a hand constructed path with a pervious surface can be built through the Protected Lake Buffer that minimally affects grades, drainage, and vegetation, and does not affect the shoreline.
- (c) Remove no more vegetation than approved by the County.

The vehicle used must be no larger than a small utility passenger vehicle.

2.16. Landscaping

The natural vegetation that has been disturbed by construction will be re-established according to an HRB approved landscape plan.

The planting area around Improvements is divided into two categories: the Landscaped Area which is natural in character yet obviously man-made to meet a particular aesthetic, and the Natural Area which is returned to an apparently undisturbed condition.

- (a) The Landscaped Area is an area within 25 feet of structures that will most likely be disturbed during construction activities and require complete revegetation. In revegetating this area, the plant palette may contain limited amounts of non-native and turf grass species in more formal and geometric arrangements.

- (b) The Natural Area consists of all remaining areas within the lot, except those otherwise protected, such as the Protected Lake Buffer. The Natural Area should remain in its existing vegetated state to screen and obscure the Improvements from adjacent properties, streets, waterways and open space areas. Areas that are outside the Landscaped Area that have been disturbed by construction activities will be returned to natural state, using indigenous plants.

The primary objective in planting design is to preserve and enhance the native Appalachian forest. The designed landscape should echo the existing one: a sequence of layers creating a lush, vegetated under-story with a protective over-story maintaining the visual continuity of the forest cover.

New plantings should be indigenous and non-invasive naturalized species adapted to the climate. These plants require less water and maintenance and are generally deer-resistant. The [North Carolina Native Plant Society](#) lists a wide range of plants suited to our area.

The use of irrigation systems will be minimized to conserve water and protect the natural ecosystems and habitats of 1780. Careful planting design with indigenous or naturalized materials will create landscapes that flourish in this climate. Necessary irrigation systems will employ water-conserving materials and methods such as drip lines, and weather sensors, proper water head distribution and focus. All permanent irrigation systems will be below ground.

2.17. Landscaping Within Easements

Landscape Improvements and the construction of driveways or fencing within a utility easement is generally permitted. However, the lot owner is responsible for the removal, repair, and re-construction of Improvements, driveways or fencing when access to the easement is necessary. Thus, construction within such easements is entirely at the lot owner's risk.

2.18. View Corridors

A view corridor is an area of vegetation that has been thinned or removed to provide better views of specific distant landscape. The HRB encourages lot owners to make decisions regarding tree thinning and removal after the structures are substantially complete. At this point a more realistic need for view corridors can be judged. When contemplating view corridors, the strategic placement and routing of trails, drives and septic systems may aid in opening view corridors while minimizing the extent of extra thinning, pruning or trimming. This is particularly true on lots where the best views are from the higher portion of the lot, well within its interior.

2.19. Docks

Shoreline structures such as docks are governed by several entities and therefore require multiple permits:

- Duke Energy maintains restrictions on the location, size and type of structures over the water.
- Burke and McDowell counties maintain restrictions on the size and type of structures on the shoreline.
- North Carolina maintains restrictions on the activities and modification of land adjacent to the shoreline as it may affect the water of the lake.
- The HRB maintains restrictions on the materials and appearance of the structures.

Consult all these governing authorities before undertaking any shoreline activity.

2.19.1. Materials and Colors:

The HRB's concern is to ensure that any approved shoreline construction will use suitable materials and colors. Disease and decay-resistant wood, left to weather to its natural color is preferred. Wood substitutes may be used with stains and sealants that are dark browns, grays, or are a non-glossy clear over natural wood. Light-colored paints or stains that make structures visually prominent against the background of the shoreline are not permitted. All exposed metal surfaces that are likely to reflect light must be coated a dark color with a non-reflective finish.

2.19.2. Covered Areas on Dock and Piers

A single roof structure may be built for the purpose of providing shelter on either the floating dock or the fixed pier it is attached to. The covered area may be finished with asphalt architectural shingles, metal, slate, or wood shakes. Colors are to be dark browns or dark grays.

2.20. Shoreline Stabilization

The installation of Army Corps of Engineers approved riprap or similar quarried stone for Shoreline Stabilization may be initiated with the approval of Duke Energy Lake Management and the HRB. All Shoreline Stabilization must be completely performed by barge from the Lake.

2.21. Mailboxes and 911 Posts

Each lot with a residence is required to have street identification at the driveway entrance, either in the form of a 911 post or a mailbox. These small architectural elements are, by nature, highly visible. For this reason, the HRB maintains continuity throughout the community by prescribing a specific design for them. The specifications are available from the HRB Administrator on request. Alternatively, a local craftsman will fabricate and install one for you, of the approved design. Call Jerry at 918-935-1004, or [write him](#). Your mailbox must be installed at a United States Postal Service permissible location. Newspaper boxes are not a part of the design and may not be added to the installation.



2.22. Signs

A General Information sign may be posted on the lot during sale or construction activities. This sign may display the lot number and other information important to the sale or construction on the lot. The sign must be removed upon completion of the sale or construction. For Sale signs are to comprise a 4" diameter post no more than 3' 9" tall with 2' x 5.25" blades with white letters.



CONSTRUCTION RULES

3.1. Introduction

This section sets out the responsibilities and obligations specially important to builders and their contractors, who are agents of the lot owner.

3.2. Erosion And Sediment Controls

The HRB is particularly conscious of the erosion and sediment disturbances that can occur during any clearing, grading or construction activity. Special care must be exercised on lots fronting the lake to prevent any negative impact in the 100' Protected Lake Buffer and the lake itself. Erosion control measures must be installed and maintained in proper working order on the site as depicted on the Site Plan approved by the HRB. These measures must remain in place until construction and landscaping have been completed, and all disturbed areas have been stabilized.

All measures shall meet the best management practices set forth in the North Carolina Erosion and Sediment Control Planning and Design Manual.

Failure to properly construct or maintain erosion control measures may result in fines. And due to the time critical nature of erosion control measures, emergency repairs may require remedial work to be done by a contractor of the HRB's choosing, with the cost charged to the lot owner.

3.3. Construction Entrance

Prior to the commencement of any earth disturbing operation, a stone construction entrance will be installed on the building site. It will be the only access to the lot during construction and, if possible, should be installed in the same location as the proposed driveway to minimize the amount of disturbed area. The stone should extend a minimum of 50 feet from the existing roadway, and ideally the length of the driveway. The stone must be replenished as often as necessary during construction to ensure that it remains effective at shedding excess mud from departing vehicles before they reach the paved street.

Any silt or mud washed or carried from the lot to adjacent roadways or common areas must be promptly removed.

3.4. Job Sign

Signs and permits required by government agencies may be posted at the job site on a post near the construction entrance. The builder's name and telephone number must be included. No signs, permits or notices may be attached to trees.

3.5. Preservation Of Existing Vegetation

A primary objective within 1780 is to preserve the forest as much as possible. This is why approved Site Plans call for a minimum of clearing to accommodate the proposed structures. Trees and other vegetation outside the clearing area are to be respected and treated with care.

Builders are expected to take prudent measures to protect trees bordering the drive from impacts that injure the trunks, and from trenching that damages the roots.

Should an accident, or negligence, result in the destruction of an existing tree intended to be preserved, the HRB may require the lot owner to reimburse the Property Owner’s Association, using this valuation table:

Tree Valuation Schedule

Trunk Diameter Inches (DBH)	Cross Section Square Inches	Value	
		Deciduous Tree	Evergreen Tree
2	3	\$102.72	\$89.88
4	13	\$455.12	\$389.48
6	28	\$958.72	\$838.88
8	50	\$1712.00	\$1498.00
10	79	\$2704.96	\$2366.84
12	113	\$3869.12	\$3385.48
15	177	\$6060.48	\$5302.92
20	314	\$10,751.36	\$9407.44
30	707	\$24,207.68	\$21,181.72
48	1809	\$61,940.16	\$54,197.64

3.6. Diligent Construction

All construction, landscaping or other work which has been commenced on any lot must be continued with reasonable diligence until completion. All construction and landscaping must be completed within one year after the date it commenced, unless a longer time is approved in writing by the HRB.

3.7. Construction Hours and Noise

All construction activities must be conducted and all deliveries must be made during the daylight hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activities will be conducted and no deliveries will be made on Memorial Day, July 4, Labor Day, Thanksgiving Day, Christmas Day or New Year’s Day. Construction activities with minimal noise, traffic, and social impact on the surrounding residences are permitted on Sundays. Radio and stereo speakers will not be mounted on vehicles or outside of homes under construction.

3.8. Parking

All vehicles must be parked so as not to impede traffic or damage vegetation. No vehicles may be left parked on any streets within 1780 overnight. Subcontractors are to be instructed to park within the lot whenever possible.

3.9. Trash

In order to maintain a neat and orderly appearance at all times throughout 1780, the following procedures must be followed:

- (a) At the end of each day of working on the lot, all lightweight, blowable construction debris must be placed in a fenced pen or dumpster.
- (b) At the end of day each Friday, all non-blowable construction debris must be properly disposed of or gathered into neat piles.
- (c) During the last three (3) days of every month, all debris must be taken off the lot and out of 1780, leaving the pens and the lot free of all debris.
- (d) Burning or burial of construction debris is prohibited.

3.10. Damage

Any damage to the roadways, common areas or utility systems shall be repaired by the responsible party, or by the lot owner whose agent caused the damage.

Builders are advised to educate employees and subcontractors as to the location of the septic drain field and the Protected Lake Buffer of a lot. They need to understand the sensitivity of these areas, the restrictions applicable to them, and the ramifications for violating them (i.e., fines).

3.11. Failure To Abide

Failure of a builder or contractor to abide by any of these Construction Rules may result in the loss of such builder's or contractor's privilege to enter 1780. In addition, the HRB may levy fines for infractions and failure to abide.

